









1 Bonsmara Drive, Bridgwater, TA6 4BD £225,000

Situated within 'The Parade' Keepmoat Homes' modern development on the northern outskirts of Bridgwater is this well presented, modern family home built in 2020 and benefiting from the remainder of its NHBC warranty. This impressive three bedroom property has a generous size enclosed rear garden and parking for two vehicles.

The property offers great access to amenities and either Junction 23 or Junction 24 of the M5 motorway.

In brief number 1 Bonsmara Drive comprises hallway, cloakroom, kitchen/diner and living room to the ground floor with three bedrooms (ensuite to bedroom one) and a family bathroom upstairs.

For an appointment to view please contact the vendors sole agent.

ENTRANCE

Via open canopy porch with light and black composite front door to:

ENTRANCE HALLWAY

Wood effect flooring, radiator, staircase rising to first floor with storage cupboard beneath and panelled doors to cloakroom and living room and opening to kitchen.

CLOAKROOM

Obscure front aspect double glazed window. Fitted with a two piece suite comprising close coupled WC with push button flush and corner wash had basin. Wood effect flooring, radiator.

KITCHEN/ DINER

Front aspect double glazed window. Fitted with a range of white hi gloss wall, base and drawer units with roll top work surfaces and one and a quarter bowl stainless steel sink and drainer unit inset. Built in appliances to remain including electric oven with grill and four ring gas hob with concealed extractor fan over and stainless steel splash backs. Wall mounted gas fired boiler concealed in wall unit. Space and plumbing for slimline dishwasher, space and plumbing for washing machine, space for fridge freezer. Wood effect flooring, radiator.

LIVING ROOM

Rear aspect double glazed French doors to rear garden, radiator.

LANDING

Access to insulated loft, large storage cupboard, radiator and panelled doors to:

BEDROOM ONE

Rear aspect double glazed window, radiator, door to:

ENSUITE

Fitted with a three piece suite comprising shower cubicle with mains shower, pedestal wash hand basin and close coupled WC with push button flush. Wood effect flooring, radiator, extractor fan.

BEDROOM TWO

Front aspect double glazed window, radiator.

BEDROOM THREE

Rear aspect double glazed window, radiator.

BATHROOM

Obscure front aspect double glazed window. Fitted with a three piece suite comprising panelled bath with shower over and glass shower screen, pedestal wash hand basin and close coupled WC with push button flush. Wood effect flooring, radiator, extractor fan.

EXTERIOR

PARKING

For two vehicles. One to the front and one to the side.

GARDEN

Enclosed by panel fencing with small patio adjacent to house and wooden garden shed to remain. Mainly laid to Lawn. Rear pedestrian gate proving access to the front of the property.

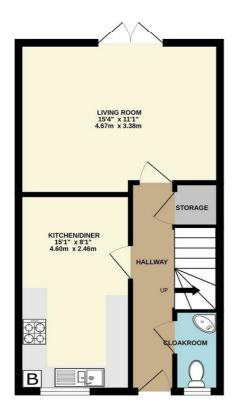
SERVICES

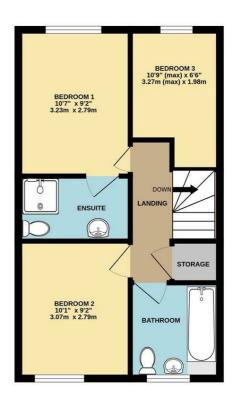
Mains gas, electricity, water and drainage.

NB

The property will be subject to a Management charge similar to other modern estates when the development has been completed.

GROUND FLOOR 1ST FLOOR



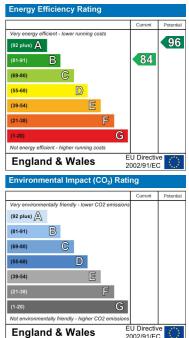


Whits every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any vertor, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller.











